

460 Kawainui Affordable Rentals

Creating a live work opportunity in Kailua!



Rendering as of June 1, 2020 subject to change

The Project

73 newly constructed one- and two-bedroom **rental** apartments.

95% of the units must be rented to families who earn no more than 60% of the area median gross income (“AMGI”). The remaining 5% will be rented to families who earn up to 140% of the AMGI. See chart below.

Affordable income and rent limits will remain in place for 61 years through a deed restriction recorded against the land. Project cannot be sold or converted to condominiums.

Rental Rates

Household Income family of 4	1 Bedroom (~540sf)		2 Bedroom (~795sf)		Total
	# of Units	Monthly Rent	# of Units	Monthly Rent	
Up to \$36,150/yr	4	\$521	3	\$598	7
Up to \$60,250/yr	4	\$973	3	\$1,141	7
Up to \$72,300/yr	25	\$1,199	29	\$1,412	54
Over \$72,301/yr	2	\$1,651	2	\$1,955	4
Resident Manager			1	N/A	1
Total Units					73

Rents/incomes adjusted for family size and will be based on a family of four. Based on 2019 HUD income Limits and subject to annual HUD adjustment

Homeless

10% of the units (7 units) will be reserved for those experiencing homelessness or at risk of becoming homeless and rental assistance will be available to ensure affordability

Parking

51 Residential Stalls

2 Accessible ADA Stalls

53 Total Vehicle Parking Stalls

An additional 2 stalls will be set aside for loading and Uber/Lyft. **85 secured bicycle stalls** will be provided. **Bus stop immediately in front of the site.** Deliveries, mail and rubbish within property.

Management

EAH <https://www.eahhousing.org/> is a third party nonprofit management company and will employ a resident manager who lives on site. Potential tenants will be subject to income verification as well as background criminal and credit checks.

RESPONSES TO ISSUES RAISED

PARKING

- 53 Stalls – we are currently working with our architects to add 20 additional stalls subject to approval by Department of Planning and Permitting setback adjustment
- 73 stalls is 1 stall for each unit
- Affidavit for car ownership limiting people to one car per unit

TRAFFIC

- Oneawa driveway configured as a physical barrier to allow Right Out and Right In only. Total traffic delay at Oneawa/Kawainui intersection is 17 seconds during peak traffic hours
- Fewer parking stalls means fewer people on the roads
- 85 Bikes and walking distance to services encourages multi-modal transportation
- Adjacent to Bus line

HEIGHT & MASSING

- 46' building height requested by Department of Planning and Permitting to allow for circulation of Rubbish/FedEx trucks within site thereby reducing impacts to traffic on Oneawa and Kawainui
- Two buildings. Oneawa Street is three stories and interior building is four stories. Courtyard and open stairwells open up the building minimize the size.

HOUSING FOR PEOPLE OF KAILUA

- Lease up preference for people from Kailua or people work in 96734 zip code
- Within walking distance to downtown Kailua, schools, employment, shopping, and recreation.

PHOTOVOLTAIC PANELS

- Requested a shading study of the adjacent parcel as well as info about the number and cost of panels to evaluate impact to neighbors
- Neighbors refuse all efforts at communication

DIMINISHING PROPERTY VALUE

- Appraisals done for sale or refinance compare like properties
- Appraisals will not compare a single-family home with a multi-family rental

MILITARY BASE AREA HOUSING ALLOWANCES

- BAH currently included within the income calculations making most military unqualified
- We will follow Fair Housing guidelines

For More Information www.ahegroup.com/kawainui

